



AGENDA
HAYWARD PLANNING COMMISSION
777 B STREET
Hayward, CA 94541-5007
Thursday, April 27, 2000

MEMBERS OF THE AUDIENCE WISHING TO ADDRESS THE PLANNING COMMISSION:

Obtain a speaker's identification card, fill in the requested information, and give the card to the Commission Secretary. The Secretary will give the card to the Commission Chair who will call on you when the item in which you are interested is being considered. When your name is called, walk to the rostrum, state your name and address for the record and proceed with your comments. Copies of reports are available from the Commission Secretary.

AGENDA

7:30 P.M. COUNCIL CHAMBERS REGULAR MEETING

ROLL CALL

SALUTE TO FLAG

PUBLIC COMMENT – NON AGENDA ITEMS *(The PUBLIC COMMENTS section provides an opportunity for citizens to address the Planning Commission on items not listed on the agenda. The Commission welcomes your comments under this section, but is prohibited by State law from discussing items not listed on the agenda. Your item will be taken under consideration and referred to staff.)*

PUBLIC HEARING _____

Comment: Jesús says "Referral from the Public Works Director" is not necessary as part of an agenda title. It doesn't matter who is forwarding the item to the PC.

The following order of business applies to items considered as part of Public Hearings:

- *Staff Presentation*
- *Planning Commission Questions*
- *Public Input*
- *Planning Commission Discussion and Action*

1. **Variance 00-180-09 and Appeal from Site Plan Review 00-130-02 Previously Approved by Planning Director – Paul Lopez of Standard Pacific of Northern California (Applicant/Owner):** Request Site Plan Approval to Construct 11 Single-Family Residences on 2.25 Acres and a Variance for a 5' Side Street Fence Setback for Parcel A where a Minimum of 10 Feet is Required – The Property is on Ruus Road and the Extension of Panjon Street in the Single-Family Residential (RS) District
2. **Variance No. 00-180-03 – Carlos & Rosamaria Faz (Applicant/Owner):** Request to Exceed the Maximum Lot Coverage of 40 Percent (to 41.7 Percent) and to Reduce the Required Side Yard From 7.5 Feet to 6 Feet - The Project Location is 30452 Midlothian Way at Hoylake Street (Fairway Park) in the Single-Family Residential (RS) District



Assistance will be provided to persons requiring accommodations for disabilities in compliance with the Americans with Disabilities Act of 1990. Persons needing accommodation should contact Mary Hougey 48 hours in advance of the meeting at (510) 583-4205, or by using the TDD line for those with speech and hearing disabilities at (510) 247-3340.

3. **Variance No. 00-180-05 – Arcelina and John Emory (Applicants/Owners):** Request to Construct an Addition to a Dwelling 15 Feet From the Front Property Line Where a Minimum of 20 Feet is Required - The Project Location is 24918 Broadmore Avenue, Easterly Side, Approximately 50 Feet North of Lindhurst Lane (Santa Clara Neighborhood) in the Single-Family Residential (RS) District
4. **Site Plan Review Application No. 00-130-03/Variance Application No. 00-180-07 – Chung Yeh (Applicant/Owner):** Request to Construct Eight Dwellings With Variances to Locate Parking Within the Required 5-Foot Side Yard Setback - The Project Location is on the West Side of Dobbel Avenue, Approximately 110 Feet North of Pappas Place in the Single-Family Residential (RS) District

ADDITIONAL MATTERS

1. Oral Report on Planning and Zoning Matters
2. Commissioners' Announcements, Referrals

APPROVAL OF MINUTES

- March 9, 2000
- March 23, 2000

ADJOURNMENT

PLEASE TAKE NOTICE that if you file a lawsuit challenging any final decision on any public hearing item listed in this agenda, the issues in the lawsuit may be limited to the issues which were raised at the City's public hearing or presented in writing to the City Clerk at or before the public hearing. **PLEASE TAKE FURTHER NOTICE** that the City Council has adopted Resolution No. 87-181 C.S., which imposes the 90 day deadline set forth in Code of Civil Procedure section 1094.6 for filing of any lawsuit challenging final action on an agenda item which is subject to Code of Civil Procedure section 1094.5.